

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
January 16, 2014

Present: Sally Monigle, Chairperson
David Bird
Doug Heckrotte
Bill Hentkowski
Mike Quaranta

Also Present: Debby Pullen, Building Department

Ms. Monigle called the meeting to order at 5:07 p.m. Roll call was taken. Mr. Quaranta was introduced as a new member to HAC.

OLD APPLICATION

Nora Lee's Restaurant, 122 Delaware Street

Possible re-design of roof and sign on front of building.

Discussion: Ms. Monigle read a letter received from the applicants (tenants) into the record. In the letter they request being able to keep the current overhang until they vacate the building. Mr. Heckrotte does not believe the overhang is appropriate for the building and action does need to take place. Mr. Bird noted HAC is sympathetic to the problems the applicants are facing but they need to show some flexibility and present a different design. Mr. Quaranta asked if modifications can be made to what has been constructed and installed that would put it in compliance with period-specific standards, or does it need to be completely replaced. Mr. Heckrotte said what is present now cannot be modified. Mr. McDowell (former HAC member) suggested removing the light from the top of the portico to make the overhang less noticeable.

Action: Mr. Bird made a motion to continue the matter until the next meeting and correspond with the business owners we would like them to attend with alternative plans for the overhang. Mr. Hentkowski seconded the motion.

Disposition: Motion approved.

Ms. Fiske raised the issue of lattice being put up to hide the garbage cans. This matter was discussed at a previous HAC meeting.

NEW APPLICATIONS

A. Jarvis, 15 The Strand

Replace old flat roof with new. EPDM roof system.

Action: Mr. Heckrotte made a motion to approve the application as submitted with the requirement that the flashing color match the color of the house trim. Mr. Bird seconded.

Disposition: Motion approved.

State of Delaware (Delaware Historical Society), 42 The Strand

Conversion of existing toilet/utility space into handicap accessible toilet/utility space.

Drawing shows alternate for replacing front door with exact replica.

State of Delaware (Delaware Historical Society), 42 The Strand (Contd.)

Action: Mr. Heckrotte made a motion to approve the application as submitted with the recommendation that they try to preserve the original door. Mr. Quaranta seconded the motion.

Disposition: Motion approved.

G. Bates, 23 W. 3rd Street

Install 3 radiant heater units (electric). Extend circuitry on side of house (alley side) in PVS conduit to get to 2nd floor bedrooms.

Discussion: Drawing showing where heater units will be placed was distributed. The group was concerned with concealing the units.

Action: Mr. Bird made a motion to approve the application as submitted with the proviso that it be concealed in the case on the vertical and be concealed under the trim on the horizontal and paint it out. Mr. Heckrotte seconded the motion.

Disposition: Motion approved.

OLD BUSINESS

Approval of Minutes – A motion was made and seconded to approve the minutes of the 12/19/13 meeting as submitted. Motion approved.

Mr. (Binnie) Beale, 26 The Strand, spoke to HAC about the property at 311 Delaware Street (McKinnon). He recognizes there are unresolved issues with the McKinnon application. He and other residents would like to see compromise on the part of the McKinnon's and HAC noting that modifications would improve the area. Mrs. Monigle is willing to communicate with the McKinnon's and encourage them to return to this body to further discuss the application. Mr. McDowell is doing a drawing of a two-car garage and it was suggested that he forward the drawing to the McKinnon's.

NEW BUSINESS

Ms. Fiske expressed safety concerns associated with another house in the area. She reported kerosene heaters are being used for heat, there is questionable wiring present, and the house needs repairs. It appears to be a tenant house and will be reported to Code Enforcement Officer John Lloyd for follow up. Mr. Heckrotte believes that demolition by neglect is an issue that HAC would have some jurisdiction over. Ms. Fiske suggested that owners of untenanted properties can be assessed a fee by way of the City Code. She noted another property on Cloud's Way that has been untenanted for several years. Mrs. Monigle will relay HAC's concerns with untenanted properties to Mr. Lloyd.

The meeting date for the February HAC meeting will be moved to 2/27/14 at 5 p.m.

Adjournment -- There being no further business to address, the meeting was adjourned at 6 p.m.